001.0	0002	0036.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,700 / 1,003,700
					USE VALUE:	1,003,700 / 1,003,700
					ASSESSED:	1,003,700 / 1,003,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACHECO JOAO L & INEZ
Owner 2:	
Owner 3:	
Street 1:	8 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,001 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2687 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5001.000	542,600	5,100	456,000	1,003,700
Total Card	0.115	542,600	5,100	456,000	1,003,700
Total Parcel	0.115	542,600	5,100	456,000	1,003,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.61 | /Parcel: 373.6

Legal Description

User Acct 741

GIS Ref

GIS Ref

Insp Date 09/21/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,700	5100	5,001.	456,000	1,003,800	1,003,800	Year End Roll	12/18/2019
2019	104	FV	404,800	5100	5,001.	484,500	894,400	894,400	Year End Roll	1/3/2019
2018	104	FV	404,800	5100	5,001.	353,400	763,300	763,300	Year End Roll	12/20/2017
2017	104	FV	381,600	5100	5,001.	307,800	694,500	694,500	Year End Roll	1/3/2017
2016	104	FV	381,600	5100	5,001.	262,200	648,900	648,900	Year End	1/4/2016
2015	104	FV	340,200	5100	5,001.	256,500	601,800	601,800	Year End Roll	12/11/2014
2014	104	FV	340,200	5100	5,001.	210,900	556,200	556,200	Year End Roll	12/16/2013
2013	104	FV	353,900	5100	5,001.	200,700	559,700	559,700		12/13/2012

!72!

PRINT

Date	Time
12/10/20	15:57:27

LAST REV

Date	Time
09/25/17	10:56:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 72

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	854-77		9/13/1974		49,000	No	No		N

USER DEFINED

Prior Id # 1:	741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2013	1029	Re-Roof	8,000	C				
4/5/2007	217	Porch	10,000			G8	GR FY08	RE DO FRONT PORCHE
6/29/2005	544	Redo Kit	6,000			G6	GR FY06	re-do first floor
7/16/2004	629	Redo Kit	16,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2017	Inspected	PH	Patrick H
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/2/2014	External Ins	PC	PHIL C
1/18/2014	Info Fm Prmt	EMK	Ellen K
5/4/2009	Measured	163	PATRIOT
4/3/2009	Inspected	189	PATRIOT
4/1/2005	Permit Visit	BR	B Rossignol
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5001		Sq. Ft.	Site		0	80.	1.14	1									456,023						456,000	

Total AC/HA: 0.11481 | Total SF/SM: 5001 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,023 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08969843
Const Adj.:	0.98990101
Adj $ / SQ:	183.378
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666563
Depreciation:	123981
Depreciated Total:	542582

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

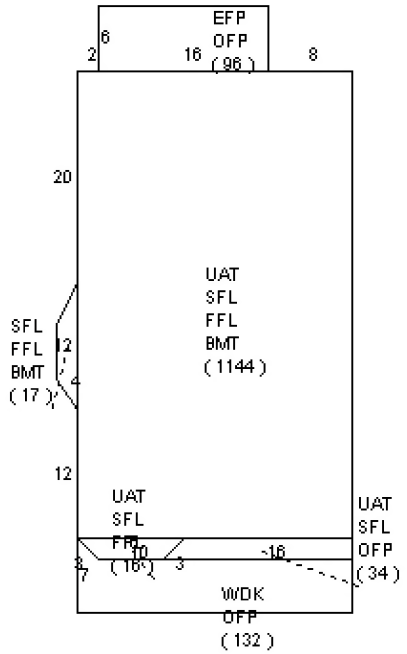
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.38
Special Features:	0	Val/Su Net:	125.08
Final Total:	542600	Val/Su SzAd	227.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,211	183.380	222,071
FFL	First Floor	1,177	183.380	215,836
BMT	Basement	1,161	55.010	63,871
UAT	Upper Attic	299	128.360	38,317
OFP	Open Porch	262	22.570	5,913
WDK	Deck	132	13.440	1,774
EFP	Enclos Porch	96	55.020	5,282
	Net Sketched Area:	4,338	Total:	553,064
Size Ad	2388	Gross Are	5233	FinArea 2687

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc